

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting - November 18, 2005**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:01 a.m., recessed at 10:07 a.m., reconvened at 10:30 a.m., recessed at 11:58 a.m., reconvened at 12:14 p.m., and adjourned at 1:13 p.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Areigat, Brazell, Sinsay (DPW); Taylor (OCC)

**Staff Present:** Pryor, Russell, Turner, Beddow, Caldwell, Esperance, Fogg, Hulse, Maxson, Muto, Porter, Sloan, Stevenson, Stocks, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of September 30, 2005**

**Action:** Riess - Woods

Approve the Minutes of September 30, 2005.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

**D. Formation of Consent Calendar:** Items, 1, 2, 3, 8 and 9

**R05-016 and TM 5439, Agenda Item 1:**

**1. Casa de Rio Vista, LLC, Zone Reclassification R05-016 and Tentative Map (TM) 5439, Ramona Community Planning Area**

Request for a Zone Reclassification and Tentative Map for a condominium conversion. The project proposes to convert an existing 12-unit apartment complex into a 12-unit condominium complex. The Zone Reclassification proposes a change in the Open Space Designator from "G" to "F", which will allow the project to conform to the Site Plan (S00-013) that was approved and to be in conformance with the Zoning Ordinance requirements for open space. The "F" Designator requires 100 square feet of private open space per unit and 150 square feet of group usable open space per unit. The subject property measures 0.64 acres in size and is in the Current Urban Development Area (CUDA) Regional Category and the (11) Office-Professional Land Use Designation of the General Plan. The site is zoned C31 (Residential-Office Professional, 24 dwelling units per acre) and is located at 115 Sixth Street in Ramona.

**Staff Presentation:** Sloan

**Proponents:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck - Kreitzer

1. Adopt the Resolution approving TM 5438, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
2. Recommend that the Board of Supervisors adopt the Form of Ordinance approving Zone Reclassification R05-015, which will change the zoning of the Open Space Designator from "G" to "F", allowing 100 square feet of private open space per unit and 150 square feet of group usable open space per unit.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

TM 5353RPL, S04-003,

And R04-022, Agenda Item 2:

2. Jim Schmidt, Club Vantaggio Partners, LLC, Tentative Map (TM) 5353RPL, Site Plan S04-003 and Zone Reclassification R04-022, North County Metropolitan Subregional Planning Area

Proposal to redevelop the existing 7.04-acre Lake San Marcos Commercial Centre into a mixed-use project combining residential and commercial uses. The five proposed residential structures on Lot 1 will provide 150 condominium units. The four proposed commercial structures on Lot 2 will provide commercial services for the condominium residents. The site is located off of Rancho Santa Fe Road, south of State Route 78 at the southwest corner of Lake San Marcos Drive and San Marino Drive. It lies within the (1.1) Current Urban Development Area (CUDA) Regional Category, and the (14) Service Commercial Land Use Designation of the General Plan. A zoning change from the C36 (Commercial General) to C34 (General Commercial - Residential) Use Regulations is requested to allow the construction of residential units. Change has also been requested in the Height Designator from "G" (2-story, 35 feet) to "M" (45 feet high, no story limit), and in the Building Type Designator from "W" to "L" to allow the inclusion of residential building types. The proposed buildings are three stories and approximately 36 feet high. Exterior elements above the exit stairs will extend to the height of 44 feet. A 22,680 square-foot freestanding two-story building will provide offices, dining facilities and a multi-purpose room on Lot 1 to serve the residents of the condominiums. The project will be accessed via an existing private road, La Bonita Drive, along the east side of the project site.

Staff Presentation: Caldwell

Proponents: 5; Opponents: 0

Prior to this Item being approved on consent, Commissioner Riess announces that he will abstain from voting.

Action: Kreitzer - Day

1. Adopt the Resolution approving TM 5353RPL<sup>3</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law;

**TM 5353RPL, S04-003,**

**And R04-022, Agenda Item 2:**

2. Approve Site Plan S04-003; and
3. Recommend that the Board of Supervisors approve Zone Reclassification R05-016 by adopting the Ordinance approving a change from the (C36) General Commercial Use Regulations to (C34) General Commercial-Residential; a change in the Height Designator from "G" to "M", allowing a height limit of 45 feet with no story limit); and a change in the Building Type Designator from "W" to "L", to allow the inclusion of residential building types.

Ayes: 6 - Beck, Brooks, Day, Kreitzer, Miller, Woods  
Noes: 0 - None  
Abstain: 1 - Riess  
Absent: 0 - None

**TM 5203TE, Agenda Item 3:**

**3. Lakeside Investment Company, Tentative Map (TM) 5203TE, Lakeside Community Planning Area**

**Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 143 residential lots and two industrial lots on 37.05 gross acres located west of Marjean Way between El Nopal and Mast Boulevard.**

**Staff Presentation:** Gowens

**Proponents:** 0; **Opponents:** 0

This Item is approved on consent, with Commissioner Beck abstaining from voting.

**Action:** Day - Miller

Uphold the Director of Planning and Land Use's Decision a Time Extension for Tentative Map (TM) 5203TE.

Ayes:	5 -	Brooks, Day, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	1 -	Beck
Absent:	1 -	Riess

**TM 5246RPL<sup>2</sup>, Agenda Item 4:**

**4. Larissa Cham Major Subdivision, Tentative Map (TM) 5246RPL<sup>2</sup>, Lakeside Community Planning Area**

Proposed major subdivision of 4.65 net acres into 15 lots ranging in size from 10,045 square feet (net) to 11,539 square feet (net). The site is within the Current Urban Development Area (CUDA) Regional Category and is subject to the (5) Residential (4.3 dwelling units per acre) General Plan Land Use Designation. The project is under the RV4 (Variable Family Residential) and RS4 (Single-Family Residential) Use Regulations, with a minimum lot size of 10,000 square feet. The site is located at 8658 Winter Gardens Boulevard north of Sapota Drive.

**Staff Presentation:** Beddow

**Proponents:** 2; **Opponents:** 2

**Discussion:**

Neighboring property owners voice many concerns about the potential of this project to exacerbate existing drainage problems in the area. They are also concerned about visual impacts, possible encroachment on private property, and the inability of the applicant to meet Staff's requirements.

Commissioner Woods recommends continuing consideration of this proposal to allow Staff to provide the Commission with topographic maps, pictures of the area from all directions and neighboring properties, and assurances that the proposed grading will not worsen existing drainage conditions. Commissioner Brooks concurs, recommending that the applicant's civil engineer attend the next hearing on this project, and Commissioner Riess directs that Staff explore the feasibility of improving the drainage channel downstream from the property.

**Action:** Woods – Riess

Continue consideration of TM 5246RPL<sup>2</sup> to the meeting of December 16, 2005.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**TPM 20874, Agenda Item 5:**

**5. Vladimir Safonoff, Appeal of Denial of Tentative Parcel Map (TPM) 20874, Fallbrook Community Planning Area**

**Appeal of the decision of the Director of Planning and Land Use to deny Tentative Parcel Map 20874RPL<sup>1</sup>. The project proposes to subdivide 3.11 acres into four residential parcels. The minimum net area of the proposed parcels is 0.5 acres. The project site is located at 4040 Pala Mesa Drive, and is subject to the (3) Urban Residential Land Use Designation and RR2 Rural Residential Use Regulations.**

**Staff Presentation:** Stevenson

**Proponents:** 0; **Opponents:** 3

The applicant's legal representative requests that the Planning Commission postpone consideration of this appeal to allow a redesign of the project to encompass new fire prevention laws and amendments. The applicant would also like time to prepare and submit to Staff a wetlands delineation map. Staff does not support the applicant's request, reminding the Commission that the new fire prevention laws address the State's fire buffer requirements. Staff clarifies that though the State has reduced fire clearance requirements to 30 feet, the County can and probably will be more restrictive. With respect to wetlands delineation, Staff requested a report detailing where the wetlands are, and received a map delineating Southern coast live oak riparian forest as an Resource Protection Ordinance wetland.

In response to inquiries by Commissioner Beck, Staff informs the Commission that the Department of Fish and Game denied the TPM and did not issue a 404 Permit to the applicant. The applicant's representative acknowledges that the property is very environmentally constrained, but clarifies that they are not asking for approval of the TPM; they are merely requesting additional time to provide more formal plans and responses that take the land's constraints into consideration. Staff maintains that the land is unsuitable for subdivision.

**Action:** Riess - Woods

1. Find that there is substantial evidence that the project will have a significant effect on the environment;
2. Find that the project does not comply with the Resource Protection Ordinance; and

**TPM 20874, Agenda Item 5:**

3. Deny the appeal and adopt the Notice of Decision denying TPM 20874.

Ayes:	5 -	Beck, Brooks, Kreitzer, Riess, Woods
Noes:	2 -	Day, Miller
Abstain:	0 -	None
Absent:	0 -	None



GPA 05-007, SP 01-002,  
R03-011, TM 5253RPL<sup>5</sup>  
and AD 05-043, Agenda Item 6:

6. Oak Country Estates, General Plan Amendment (GPA) 05-007, Specific Plan (SP) 01-002, Zone Reclassification R03-011, Tentative Map (TM) 5253RPL<sup>5</sup>, and Administrative Permit (AD) 05-043, Ramona Community Planning Area

The proposed General Plan Amendment (GPA 05-007), Specific Plan (SP 01-002), Zone Reclassification (R03-011), Tentative Map (TM 5253RPL<sup>4</sup>) and Administrative Permit (AD 05-043) would allow a 57-lot subdivision on 768.5 acres located northwest of the intersection of Highland Valley Road and Rangeland Drive in Ramona. Residential lots are clustered on the western portion of the site, ranging in size from two to 40 acres. Development would impact approximately 220.3 acres of the site. Open space is proposed for 485.2 acres, 278.6 acres of which would be preserved in dedicated open space easements. The GPA proposes to amend the Ramona Community Plan to reduce the density of the (21) Specific Plan Area Land Use Designation from 0.13 to 0.10 dwelling units per acre, reduce the minimum lot size within the Specific Plan from 6.0 to 2.0 acres, and to allow recreational uses throughout the Planning Area instead of restricting them to the Santa Maria Creek floodplain. The Oak Country Estates Specific Plan covers approximately 647 acres of the 768.5-acre project site and provides for 52 of the 57 residential lots on approximately 163 acres of land; 63.1 acres are designated as future planning area, and approximately 392 acres are designated as open space. The Zone Reclassification would establish a density and minimum lot size consistent with the Specific Plan, provide more restrictive animal regulations (from O to L), and increase rear yard setback requirements. A Zone Reclassification of the project area outside the Specific Plan would increase minimum lot sizes to 10 and 40 acres, and reduce densities to 0.25 and 0.125 dwelling units per acre. The Tentative Map covers the project area outside the Specific Plan and western portion of the Specific Plan. The Tentative Map proposes a total of 57 residential lots, four open space lots, 12 private street lots, and three common landscaped lots. The Administrative Permit requires formation of a Homeowners Association, which will take responsibility for the ownership and maintenance of common lots. Existing regulations include Estate Development Area (EDA), Environmental Constrained Area (ECA), (20) General Agriculture, and (21) Specific Plan Area designations. In addition, the site is currently zoned with the S88 and A70 Use Regulations.

**GPA 05-007, SP 01-002,  
R03-011, TM 5253RPL<sup>5</sup>  
and AD 05-043, Agenda Item 6:**

**Staff Presentation:** Muto

**Proponents:** 1; **Opponents:** 2; **Neutral:** 1

**Discussion:**

Commissioner Beck commends the applicant for working so diligently to accommodate the many environmental constraints on the project site, and attempting to resolve concerns that arose during the planning process. However, he is quite disappointed with the proposal to designate Lot "E" as a Future Planning Area instead of retaining it as open space. Commissioner Beck states this 63.1-acre parcel is located in the middle of a preserve area. Commissioner Beck also states the new proposal was not analyzed in the environmental documents, and will open Lot "E" up to development. Staff reminds the Commission that under its existing designation Lot "E" could be developed, but today's proposal neither facilitates nor contemplates doing so. Any proposals to develop Lot "E" would require public hearings, an approved Site Plan and an amendment to the Specific Plan. Staff explains that the new property owner does not want Lot "E" designated as open space.

**Action:** Woods - Riess

Recommend that the Board of Supervisors:

1. Adopt the Resolution approving GPA 05-007 for the reasons stated and discussed in the Staff Report dated November 18, 2005;
2. Adopt the Resolution approving SP 01-002 for the Oak Country Estates Specific Plan, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
3. Adopt the Form of Ordinance changing the zoning classification of certain property in the Ramona Community Planning Area;
4. Adopt the Resolution approving TM 5253RPL<sup>5</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and

**GPA 05-007, SP 01-002,**  
**R03-011, TM 5253RPL<sup>5</sup>**  
**and AD 05-043, Agenda Item 6:**

5. Grant Administrative Permit AD 04-043.

Ayes:	6 -	Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	1 -	Beck
Abstain:	0 -	None
Absent:	0 -	None

**TM 5158RPL<sup>5</sup> and AD 99-007, Agenda Item 7:**

**7. Palisades Estates, Tentative Map (TM) 5158RPL<sup>5</sup> and Administrative Permit (AD) 99-007, Bonsall Community Planning Area/North County Metropolitan Subregional Planning Area**

Request to subdivide 383 acres into 36 residential lots ranging in size from 2.19 to 9.68 acres and one open space lot. This project proposes lot area averaging pursuant to Section 4230 of the Zoning Ordinance, which allows some of the lots to be a minimum of two acres. The project site is subject to the (18) Multiple Rural Use Land Use Designation (one dwelling unit per four, eight or 20 acres) and the zoning includes the RR.25 Rural Residential Use Regulations with a minimum lot size of four acres. The project site is located easterly of the intersection of Elevado Road and Pleasant Heights Road in the area north and east of the City of Vista.

**Staff Presentation:** Stocks

**Proponents:** 0; **Opponents:** 5

**Discussion:**

Staff recommends denial of this proposal due to lack of a secondary emergency access road. Staff believes the project site has a high potential for fire. Primary access to the site would be via Elevado Road along the proposed Rancho Elevado Road. The applicant is required to provide a north and south emergency access. The southerly emergency access would connect with Alessandro Trail, while the northerly access would be comprised of two routes: one connecting with Camino Cantera and proceeding west to Elevado Road; the other proceeding northerly towards Gopher Canyon Road via roads within the Panorama Estates development, connecting with a road that is yet to be constructed by the owner(s) of the Spa Haven property, and then moving on towards Gopher Canyon Road.

Staff reminds the Commission that the applicant has yet to secure an easement for access through the Spa Haven property and without such an easement, it cannot be guaranteed that the applicant will be able to satisfy emergency access requirements. Approving the project without the offsite easement would compel the Board of Supervisors to either waive the requirement or initiate condemnation proceedings to acquire the easement. Staff recommends that the applicant obtain an easement for emergency access through the Spa Haven property prior to approval of the Tentative Map.

**TM 5158RPL<sup>5</sup> and AD 99-007, Agenda Item 7:**

If the Commission approves the project, it is recommended that construction of the emergency access road and the rights to use it be secured prior to recordation of the Final Map, rather than prior to issuance of the Building Permit. The applicant will also be required to construct the road and establish an agreement with the Spa Haven property owners ensuring continued maintenance of that road.

The Bonsall Sponsor Group's chairwoman supports the proposal, and informs the Commission that the Vista Fire Protection District Board Fire Board will initiate condemnation proceedings – if necessary – to ensure that a secondary emergency access road is provided, because it's essential for the safety of the community's residents and is included in their Community Wildfire Protection Plan. She informs the Commission the Elevado Community Road Maintenance Agreement is now being formalized. It will include this project and the project through which the secondary emergency access road will traverse, and she has no doubt that the applicant will honor any road maintenance agreement that is implemented.

The applicant discusses the agreement that he and the offsite property owner have been working on for the easement. He states he has also submitted a letter to Staff indicating that he and the offsite property owners are in discussions. He reminds the Commission that approximately 70% of the project will be designated as open space. Extensive improvements to Elevado Road will be provided and a large portion of that road will be maintained in perpetuity by the applicant. The applicant will also provide various improvements to Gopher Canyon Road and East Vista Way. In addition, the applicant reminds the Commission, the Vallecitos Water District was given 4.6 acres of land on which to construct two water tanks. Those tanks are critical in this region, and the water district is awaiting approval of this EIR to begin construction.

Commissioner Miller recommends continuing consideration of this hearing to allow further resolution of issues pertaining to obtaining the required offsite easement. Commissioner Beck notes that Units 4, 5, 19, 18, 22, 21, 25, 28, 27, 32, 33, and 35 are all to be located along the ridgeline, and questions whether other project alternatives were considered. Staff reminds him that the ridgeline is the developable portion of this site.

**TM 5158RPL<sup>5</sup> and AD 99-007, Agenda Item 7:**

Commissioner Beck is also disturbed that Lots 1-5, 35 and 36 intrude into the open space corridor, and questions why these Lots weren't eliminated from the project. Staff explains that through extensive negotiations on project design with wildlife agencies, a number of units were removed. Staff also reminds the Commission that applicant is ensuring that open space connectivity is maintained, and reiterates that 65 to 70% of the property will be dedicated as open space.

**Action:** Kreitzer – Riess

Postpone consideration of Tentative Map (TM) 5158RPL<sup>5</sup> and Administrative Decision (AD) 99-007 until the meeting of December 2, 2005 to allow further resolution of issues pertaining to provisions for a secondary emergency access road.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

SPA 04-003, R05-003,  
TM 5393RPL<sup>2</sup>, AND S04-052, Agenda Item 8:

8. Crosby Estates - Emerald Cove, Specific Plan Amendment (SPA) 04-003, Zone Reclassification R05-003, Tentative Map (TM) 5393RPL<sup>2</sup>, S04-052, San Dieguito Community Planning Area

Request for approval of an Amendment to the Santa Fe Valley Specific Plan, a Zone Reclassification, Tentative Map and Site Plan, to allow subdivision of approximately 8.67 acres into 30 residential lots. The proposed Specific Plan Amendment allows transfer of eight units from Subarea 11.16 to 11.30. This change increases the actual density of Subarea 11.30 from 2.5 dwelling units per acre to 3.5 dwelling units per acre. In addition, language is proposed to be added that establishes special setback regulations for Subarea 11.30. The Zone Reclassification is required to account for the change in density for Subareas 11.16 and 11.30, and to change the Setback Designator from "I" to "V". The "V" Designator allows for variable setbacks based on detailed building footprints illustrated on the Site Plan in accordance with the new regulations to be added to the Specific Plan Text. The Site Plan is intended to implement design standards set forth by Design Special Area Regulations ("D" Designator). The project site is subject to the (21) Specific Plan Area Land Use Designation, and includes the RS 2.5 Single - Family Residential Use Regulations. The project is located north of Top of the Morning Way and west of Bing Crosby Boulevard in the Santa Fe Valley Specific Plan.

Staff Presentation: Stocks

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Day - Miller

1. Find that the Planning Commission has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) dated October 20, 1995, on file with the Department of Planning and Land Use, and Addenda thereto dated June 1, 1998; July 10, 1998; December 29, 1998; January 17, 2003; April 7, 2005; and October 11, 2005, on file with DPLU as Environmental Review Numbers 95-8-21, 95-08-007D, 95-08-021V, and 95-08-021K; and recommend that the Board of Supervisors:

**SPA 04-003, R05-003,  
TM 5393RPL<sup>2</sup>, AND S04-052, Agenda Item 8:**

- a. Adopt the Resolution approving SPA 04-003 for the Santa Fe Valley Specific Plan, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
- b. Adopt the Form of Ordinance changing the zoning classification of the Santa Fe Valley Specific Plan Area in the San Dieguito Community Plan Area Ref.: SPA 04-003, R05-003, TM 5393RPL<sup>2</sup> and S04-052;
- c. Adopt the Resolution approving TM 5393RPL<sup>2</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
- d. Approve Site Plan S04-053 for the reasons included in the Staff Report.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None



POD 05-056, Agenda Item 9:

9. Proposed Zoning Ordinance and Administrative Code Amendments POD 05-056, Adult Entertainment Ordinance, CountyWide

Request for adoption of proposed amendments to the Zoning Ordinance and County of San Diego Administrative Code regarding adult entertainment establishments. On June 14, 2005, the federal district court issued a published opinion, *Fantasyland Video Inc., v. County of San Diego*, 373 F. Supp. 2d 1094 (2005), which overwhelm-ingly found in favor of the County's regulations and upheld their constitutionality. However, the Court also found three administrative provisions of the Zoning Ordinance and the Administrative Code to be either redundant or too time consuming. The Court found that: 1) the Administrative Permit process to establish or operate an adult entertainment establishment took too long for issuing the permit in light of the actions necessary to make such a determination; 2) the requirement that each officer, director, general partner or manager must appear in person to file the license application is not necessary to accomplish the purposes of the ordinance; and 3) the requirement that each officer, director, general partner or manager obtain a license to operate an adult entertainment establishment and an "employee license" is redundant.

Staff Presentation: Hulse

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Day - Miller

Find, in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, that the adoption of the recommended Ordinances are not subject to review under CEQA because it can be seen with certainty that there is no possibility that the Ordinances could have a significant effect on the environment; and

Recommend that the Board of Supervisors adopt the Form of Ordinance amending the Zoning Code of San Diego County relating to Adult Entertainment Establishments.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**Agenda Item 10:**

**10. County Counsel's Quarterly Report**

**County Counsel provides a report to the Commission on legal developments in planning and land use covering period July 1, 2005 through September 30, 2005.**

**Staff Presentation:** Taylor (OCC)

**Proponents:** 0; **Opponents:** 0

County Counsel provides a brief oral and written report on legal developments in land use and planning.

**Administrative:**

**E. Director's Report**

Commissioner Woods was chosen to be Planning Commissioner of the Year at the annual California Counties Planning Commissioners Association conference.

**F. Report on actions of Planning Commission's Subcommittees:**

No reports were provided.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No one was designated to attend the January 11, 2006 Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

There was none.

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**Department Report**

**I. Scheduled Meetings:**

December 2, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 30, 2005	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
January 13, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 27, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 10, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 24, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairperson adjourned the meeting at 1:13 p.m. to 9:00 a.m. on December 2, 2005 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.